

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- ☐ BOARD OF ADJUSTMENT ☒ HISTORIC PRESERVATION
☐ DESIGN REVIEW BOARD BOARD ☐ PLANNING BOARD
☐ FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☒ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. ☐ DESIGN REVIEW APPROVAL
d. ☒ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. ☐ A CONDITIONAL USE PERMIT
g. ☐ A LOT SPLIT APPROVAL
h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: Casa Coloretta 355 Washington Ave Miami Beach FL 33139

LEGAL DESCRIPTION: _____ OCEAN BEACH FLA SUB PB 2-38
_____ LOT 15 BLK 7
_____ LOT SIZE 50.000 X 130
_____ OR 18113-4924 0598 5
_____ COC 25963-4180 09 2007 1

4. NAME OF APPLICANT Casa Coloretta, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

7915 East Drive 1	North Bay Village	FL	33141
ADDRESS OF APPLICANT	CITY	STATE	ZIP
BUSINESS PHONE # 305-505-5880	CELL PHONE # 305-505-5880		
E-mail address: CD_Miami@hotmail.com			

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") same

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

same

ADDRESS OF PROPERTY OWNER	CITY	STATE	ZIP
---------------------------	------	-------	-----

BUSINESS PHONE # <u>same</u>	CELL PHONE # <u>same</u>
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E-mail address: same

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Adolfo Lopez	9205 Sw 154th Ave.	Miami	FL	33196
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NAME (please circle one of the above)	ADDRESS	CITY	STATE	ZIP
---------------------------------------	---------	------	-------	-----

BUSINESS PHONE # <u>305 396 9052</u>	CELL PHONE # _____
--------------------------------------	--------------------

E-mail address: adolopez@jamassociates.org

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. <u>Susana Alonso</u>	<u>2642 Collins Ave #301</u>	<u>Miami Beach</u>	<u>FL</u>	<u>33140</u>
NAME	ADDRESS	CITY	STATE	ZIP

BUSINESS PHONE # <u>305-775-8716</u>	CELL PHONE # _____
--------------------------------------	--------------------

E-mail address: S7Alonso@Gmail.com

b. _____	_____	_____	_____	_____
NAME	ADDRESS	CITY	STATE	ZIP

BUSINESS PHONE # _____	CELL PHONE # _____
------------------------	--------------------

E-mail address: _____

c. _____	_____	_____	_____	_____
NAME	ADDRESS	CITY	STATE	ZIP

BUSINESS PHONE # _____	CELL PHONE # _____
------------------------	--------------------

E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL:

The Owner, Casa Coloretta, LLC seeks approval for a single story rooftop addition of 4,445 sf with seven additional units, to bring the total number of Hotel units from eight to 15. A total of two (2) setback variances are requested.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 8,401 sf (existing 3,855 sf) _____ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) 11,303 _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:*
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- *When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires: _____

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF Florida

COUNTY OF Miami Dade

I, Suzel Damolin being duly sworn, depose and say that I am the Registered Agent of Casa Coloretta and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Suzel Damolin

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, _____ of _____, on behalf _____ of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

PRINT NAME

My Commission Expires: _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, _____, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for _____ relative to the subject property, which request is hereby made by me OR I am hereby authorizing _____ to be my representative before the _____ Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____ who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

:

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Casa Coloretta, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Dolomia, SRL Via Marco 1 Cavalese TN 38033 Italy

75%

Isla, SRL Streda de Cercena 12 Canazei TN 38032 Italy

20%

Attilia, LLC

5%

Dolomia, SRL

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Danilo Damolin

50%

Progetto Immobiliare, SRL

50%

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

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Isla, SRL

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Pietro Campregher Via Marin 6 Campitello di Fassa TN 33031

100%

Attilia, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Pisoni Muzio 1521 Meridian Ave apt 102 Miami Beach FL 33139

100%

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

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Progetto Immobiliare SRL
CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
Lorenzo Costa Via Marconi Guglielmo 4 38033 Cavalese TN	90%
Giovanna Bertagnolli Via Marconi Guglielmo 4 38033 Cavalese TN	10%

CORPORATION NAME

NAME AND ADDRESS	% OF STOCK
	50%

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. Susana Alonso	2642 Collins Ave #301	305-775-8716
b. _____	_____	_____
c. _____	_____	_____

Additional names can be placed on a separate page attached to this form.

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, Suzel Damolin, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires: _____

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**
(Circle one)

STATE OF Florida
COUNTY OF Miami Dade

I, Suzel Damolin being duly sworn, depose and say that I am the Registered Agent of Casa Coloretta and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Suzel Damolin

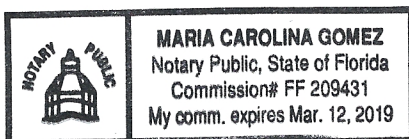
PRINT NAME

[Signature]

SIGNATURE

Sworn to and subscribed before me this 22 day of December, 2015. The foregoing instrument was acknowledged before me by Suzel Damolin, Registered Agent of Casa Coloretta, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



[Signature]
MARIA CAROLINA GOMEZ

NOTARY PUBLIC

PRINT NAME

My Commission Expires: _____

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. Susana Alonso	2642 Collins Ave #301	305-775-8716
b. _____	_____	_____
c. _____	_____	_____

Additional names can be placed on a separate page attached to this form.

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

I, Suzel Damolin, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 22 day of December, 20 15. The foregoing instrument was acknowledged before me by Suzel Damolin, who has produced Florida Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC

MARIA CAROLINA GOMEZ

PRINT NAME

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: CASA COLORETTA LLC
IN CARE OF: DANILO DAMOLIN
ADDRESS: 7915 EAST DR, APT 1A
NORTH BAY VILLAGE, FL 33141-3339

RECEIPT NUMBER: RL-10007778
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0242030030970

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 355 WASHINGTON AVE

Code	Certificate of Use/Occupation
009503	HOTEL ROOMS WITH KITCHENS

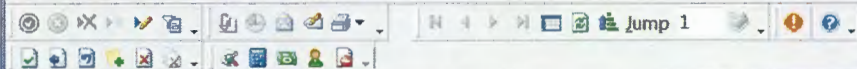
CERTIFICATE OF USE	200
SQUARE FOOTAGE	8
C_U # OF UNITS	8
# OF HOTEL RMS W_KIT	8

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

DANILO DAMOLIN
7915 EAST DR, APT 1A
NORTH BAY VILLAGE, FL 33141-3339





Toolbox
Quick Notes

Main Actions Routing Status Routing History

Activity # Status Pending

Code OCCUPATIONAL LICENSE APPLICATION Type Application

Activity date Fee effective date Due date

Level / Group / Action Group status

1 FINANCE Routed

SUBMITTAL ☒ Completed

Sched start date Start date

Sched completed date Complete date

Completed by ROMAN, PABLO Code

Comments

2 BUILDING Routed

BUILDING REVIEW ☒ Completed

Sched start date Start date

Sched completed date Complete date

Completed by RAMIREZ, HOWARD Code

Comments

3 PLANNING Routed

PLANNING REVIEW ☒ Completed

Sched start date Start date

Sched completed date Complete date

Completed by GENARD, JACKIE Code

Comments

4 FIRE Working

FIRE INSPECTION ☐ Completed



October 24, 2016

Via Hand Delivery

Honorable Chair and Members of the Historic Preservation Board
c/o Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Dr, Second Floor
Miami Beach FL, 33139

Re: Letter of Intent for Application for a Certificate of Appropriateness for a roof-top addition at Casa Coloretta located at 355 Washington Ave.

Dear Mr. Mooney,

Please allow this correspondence to serve as the Letter of Intent in connection with Casa Coloretta, LLC's application for a Certificate of Appropriateness and associated variances for a roof-top addition at 355 Washington Ave.

Description of the property. The property, identified with Folio Number 02-4203-003-0970, is located on the East side of Washington Ave, in Lot 15 Block 7 of Ocean Beach Florida Subdivision Plat Book 2-38. It is bounded by Washington Ave on the West, 363 Washington on the North (a condominium), Collins Ct (an alley) on the East, and 347 Washington (a hotel) on the South. The 50'x130' lot is zoned RPS-3 and is located within the Ocean Beach Historic District. The property is adjacent to a six story residential building to the North, a two story hotel to the South, and a three story residential building to the East across the alley.

Description of the Building. The property is currently developed with a one story CBS and stucco structure with 8 apartment units. Built 1953, it was designed by Architect August Swarz and it is listed as contributing to the Ocean Beach Historic District. The building is Art Deco /post World War II Transitional style and features a front (West) façade with layered boxed elements, a flat roof, a parapet with three projections, angled bean poles, a stucco wall with a scored grid, and decorative metal railings. These elements create a playful geometry of intersecting rectangles.



The existing 3,855 sf building contains eight (8) hotel units ranging in size from 453 sf to 478 sf, and a small 45 sf reception area. The apartment units have full kitchens and individual entrances from the North and South façades.

According to the most recent survey, the building sits on the West property line with a zero front setback, and very close to the East property line, with a 0.6' or 7." rear setback. The side setback to the North is 10' and the side setback to the South is 10.10'. Encroaching on these side setbacks are steps and entrances to the units on both sides, a terrace on the South West corner and a utility closet in the South East corner.

A window permit to replace all windows (B0605059) was finalized on Feb 10th 2007, and the building underwent an interior renovation in 2013 by which the use was converted to hotel use. It has been operating as a hotel since.

Description of Adjacent Buildings

The building to the South, the Hotel St Augustine, is a two story, 24unit hotel whose main access is in the center of its West façade facing Washington Ave. Its North façade which faces Casa Coloretta, features window openings from the individual Hotel rooms. The Hotel St Augustine (like Casa Coloretta) has narrow or nonexistent front and rear setbacks, and approximately 5' side setbacks. There is no access to the interior from the North façade facing Casa Coloretta.

The building to the North, is a six story (five habitable floors over parking) condominium building with 24 units. Its main entrance is accessed through the lower level parking through stairways and elevator perpendicular to the South façade adjacent to Casa Coloretta. The ground level parking has zero front, rear and sides setback. The south façade facing Casa Coloretta has a zero setback for the stair and elevator towers which rise six stories tall. The units are accessed through open air corridors on the South façade facing Casa Coloretta.

Description of approval requested and Project History. On June 10, 2008 HPB File No. 5882 was approved by the Historic Preservation Board with the following description: "The applicant, C & D Miami Real Estate, LLC., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single story structure, including the construction of a new roof-top addition and the construction of a new 3-story addition at the rear of the property." Since a building permit was never obtained within the allotted time, including the requested and granted one year extension, the project was



abandoned. Meanwhile, the structure underwent an interior renovation and change of use in 2013, which established its current hotel use. The Owner, Casa Coloretta, LLC seeks approval for a single story rooftop addition of 4,445 sf with seven additional units, to bring the total number of Hotel units from eight to 15. In order to satisfy the open space requirements of the RPS districts, a green roof, not accessible to the public, is proposed. The following variances are also requested as part of this application:

Line of sight: a variance from Sec. 142-1161 to allow part of the roof and rooftop railings to be visible from the opposite side of the adjacent right of way.

Unit size: a variance from Sec. 142-1105 to allow suites-hotel units ranging from 492 sf to 533 sf, below the required minimum 550sf.

Rear setback: a variance of 12.4' or 12'-5" from the required 13' rear setback in order to continue the existing 0.6' or 7" rear setback into the second story rooftop addition.

Side setback: a variance of 1' 6" of the required minimum 5' interior side setback on the South East corner of the property, to allow for the stairs to the new addition, required for egress, to have the minimum width required for this occupancy. The resulting setback would be 3'6".

Satisfaction of the Variance Review Criteria. The project meets the variance review criteria contained in the city code; the following information is provided pursuant to Sec. 118-353 (d) of the City Code:

Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

Setback and unit size variances: Satisfied. The existing building is a contributing structure to the Ocean Beach Historic District with existing narrow (7") or nonexistent setbacks on both the front and rear. In order for the rooftop addition to be constructed with minimal demolition and intrusion to the existing structure, all new structural supports will be adjacent to existing load bearing walls. This requires that the new addition follow the existing setback on the rear, and that the egress stairs encroach by 1'6" into the required side setback. Furthermore, it restricts the size of the units to range between 492 sf and 533 sf. Additionally, volumetric studies show that, if available FAR and height in this property were maximized to the allowable 11, 375 sf and 40', the resulting building could comprise of 20 suites at the required 550sf, plus 14 parking spaces and a 40-seat indoor restaurant. This application is not requesting to maximize



available FAR for this property, which would require demolition of the rear two-thirds of the existing historic building; the applicant, and property owner, is therefore forfeiting 5 entire suite rooms, the increased size of remaining 15 rooms, parking and a restaurant, in order to respect and retain the existing historic building.

Line-of-sight variance: Satisfied. Two conditions exist that make the line of sight requirement particularly burdensome to this property. In the first place, the existing structure is only one story high, which gives less cover for the rooftop addition than would a two or three story existing structure as abound in the Historic Districts. Additionally, the existing building exists adjacent to an unusually wide right-of-way. At this location, Washington Avenue measures 77 ft 3 in from the façade of the existing structure. A line of sight taken from this point shows a small portion of the roof and rooftop railing as visible. However, landscaped median is located 38 ft 6 in from the façade, a more common width for two-lane plus one row of parallel parking right-of-way shows no portion of the addition is visible.

The special conditions and circumstances do not result from the action of the applicant;

Satisfied. The existing structure was built as it exists today with minimal setbacks to the rear property line abutting the alley.

Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

Satisfied. The applicant is requesting approval to add a one-story rooftop addition as allowed under Sec. 142-1161 (d); this will only increase the height of the building at the zero setback line to two stories, a condition that exists throughout the area, including the adjacent property, The St Augustine hotel.

Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

Satisfied. Without these variances, the rooftop addition would be unviable. Also, as mentioned previously, granting the requested variances would allow for a two-story height with a setback of 7", a condition which is present in six out of nine structures abutting the alley, Collins Court. Also, as previously mentioned, the literal interpretation of the line of sight requirement is particularly burdensome on this property, due to the combination of the existing being only a one-story structure, and the right-of way being very wide at this location.



The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Satisfied. These requests are minimal in scope, but they allow the construction of the roof addition to this Contributing structure. Furthermore, per City of Miami Beach code, this property would be allowed 1.75 FAR, which in a 6,500 sf lot translates to 11,375 sf. The applicant is proposing to increase its FAR square footage only to 8,401 sf with this 4,445 sf addition, a total resulting FAR of 1.3, much lower than if the proposal included significant demolition and a five-story addition within setbacks as allowed by code. As previously mentioned, should the applicant maximize the potential of the property as allowed by code, this application would be requesting 20 hotel suite units at 550 sf, 14 parking spaces, and a 40-seat indoor restaurant. With that in mind, the proposed use of 15 hotel suite units, with no parking and no restaurant, constitutes the minimum “reasonable use of the land, building or structure.”

The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Satisfied. The granting of these variances is consistent with the general intent and purpose of the City’s Land Development regulations as it pertains to contributing structures within historic districts. These variances allow increasing the economic profitability of this contributing structure, while retaining the character and scale of the building and the neighborhood.

The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board voting on the applicant's request.

Satisfied. These variance requests are consistent with the City’s comprehensive plan and do not reduce the levels of service as set forth therein. The Code authorizes the Historic Preservation Board to grant variances using its discretion. Since the additional gross square footage of the project does not exceed 5,000 sf, the applicant is not required to submit a traffic study, but the applicant would be willing to discuss mitigation of any adverse effects as perceived by the Board.

Satisfaction of the Certificate of Appropriateness Criteria



This application complies with the criteria for issuance of a Certificate of Appropriateness in accordance with Section 118-564 of the City of Miami Beach code. The proposal is compatible with the surrounding structures in its design, scale, massing, texture, materials and color. With the exception of the six-story structure directly abutting the property to the North, the surrounding blocks are mostly comprised of two and three story structures, with zero front and rear setbacks. The second story roof-top addition is setback from the front to respect the historic parapet outline and to be mostly unseen from the street as required by code. Furthermore, the proposal features a green roof, a roof-top garden, and cantilevered planters, all designed to soften and camouflage the new addition.

Conclusion. In light of the foregoing, we respectfully request your favorable recommendation, and the Historic Preservation Board's approval of this application. Hotel Casa Coloretta is a family run business which has been an asset to the South of Fifth neighborhood for the last three years. They operate a quiet, small hotel, with large comfortable rooms that allow a longer stay. The hotel has received great reviews in all the online booking services and has a steady stream of returning guests. Approval of this application would allow this successful operation to expand and adds a green roof to be off-limits to guests. If you require any additional information in the writing of your report and recommendations on this matter, please contact me at your convenience.

Regards,

Susana Alonso, AICP
S7Alonso@gmail.com
305-775-8716
1815 Purdy Ave
Miami Beach FL, 33139

Suzel & Danilo Damolin
7915 East Drive apt 3B
North Bay Village FL, 33141

MIAMI BEACH
PLANNING DEPARTMENT

Date:	<u>3-3-2016</u>	Payment Type	_____	Check No.	<u>1148</u>
Name of Payee:	<u>CASSA COLORETTA, LLC</u>			Phone:	_____
Address of Payee:	<u>7915 EAST DR #1</u>	City	<u>NORTH BAY VILLAGE</u>	State	<u>FL</u>
				Zip	<u>33141</u>
Payment For:	<u>HPIB 71628</u>				
Property Address:	<u>355 WASHINGTON AVE</u>			Permit No.	_____
Account	<u>0114000.369.950</u>			Amount	\$3,229.90
Prepared By:	<u>YOUSSEF</u>				

- \$860 App Fee
- \$100 Recording Fee
- \$552 Mailing label (345 x 1.60)
- \$860 VARIANCE FILING Fee
- \$480 2 VARIANCES —
- ~~\$865~~ 80 NEW FAR
\$377.90 (3,779 sqft x 0.10)



Dec 11th 2016

Via Hand Delivery

Honorable Chair and Members of the Historic Preservation Board
c/o Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Dr, Second Floor
Miami Beach FL, 33139

Re: Changes since September 13th 2016 Historic Preservation Board hearing to Application for a Certificate of Appropriateness for a roof-top addition at Casa Coloretta located at 355 Washington Ave.

Dear Mr. Mooney,

Please allow this correspondence as a summary of the changes to the application for a Certificate of Appropriateness for a roof-top addition at Casa Coloretta located at 355 Washington Ave, that have occurred since the board last heard the application.

The applicant has met with both the Board of the 363 Washington Ave Condo association, and the Board of South of Fifth Neighborhood association. The applicant has also presented the project at the October 25th SoFNA membership meeting. It was very well received by all present. The only concerns voiced were related to the previously proposed roof amenities, and, in general, public access to the roof. After confirming with planning staff that the open space requirement would still be met if the green roof was not accessible to guests, the applicant has removed access to the roof and all proposed roof amenities from this application. To this effect, the access stairs to the front of the addition were removed, as they are no longer necessary, and the elevator no longer reaches the roof. All hardscape proposed for the roof has been replaced with plant material, with the exception of a maintenance path, to allow landscape personnel access to care for the garden.

Conclusion. In light of the foregoing, we respectfully request your favorable recommendation, and the Historic Preservation Board's approval of this application. Hotel Casa Coloretta is a family run business which has been an asset to the South of Fifth neighborhood for the last three years. They operate a quiet, small hotel, with large comfortable rooms that allow a longer stay. The hotel has received great reviews in all the online booking services and has a steady stream of returning guests. Approval of this application



would allow this successful operation to expand and adds a passive green roof. If you require any additional information in the writing of your report and recommendations on this matter, please contact me at your convenience.

Regards,

Susana Alonso, AICP
S7Alonso@gmail.com
305-775-8716
1815 Purdy Ave
Miami Beach FL, 33139

Suzel & Danilo Damolin
7915 East Drive apt 3B
North Bay Village FL, 33141

CASA COLORETTA LLC

7915 EAST DR #1 OFFICE

NORTH BAY VILLAGE FL 33141

1148

63-4/630 FL

814

DATE

3/3/2016

PAY
TO THE
ORDER OF

CITY OF MIAMI BEACH

\$ 3229.90

Three thousand two hundred twenty nine and 90/100

DOLLARS

Bank of America



ACH/R/T 063100277

FOR

HPB Application fees

Security
Features
Details on
Back.

MP

⑈001148⑈

⑆063000047⑆

898065574479⑈

Susana Alonso, AICP

Planning, Construction, and Building Permit Consulting
S7Alonso@gmail.com 305.775.8716

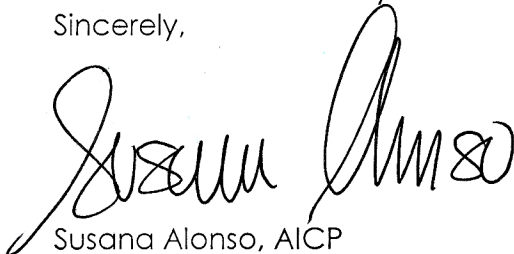
City Of Miami Beach
Planning Department
1700 Convention Center Dr
Miami Beach, Fl 33139

March 2, 2016

Re: Property Ownership List 375 ft
From: 355 Washington Ave
Miami Beach, Fl 33139
Folio # 02-4203-003-0970
OCEAN BEACH FLA SUB PB 2-38
LOT 15 BLK 7
LOT SIZE 50.000 X 130
OR 18113-4924 0598 5
COC 25963-4180 09 2007 1

This is to certify that the attached ownership list, map and mailing labels is a complete and accurate representation of the real estate property and property owners 375 ft from the subject property listed above. This reflects the most current records on file in the Miami Dade county tax assessor's office.

Sincerely,



Susana Alonso, AICP

345 labels without repetition,
originally 373 names